



THE OLD MANSE,
9 THE SQUARE,
RHYNIE, AB54 4HD

OFFERS OVER £280,000

peterkins



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- Detached Dwellinghouse with Traditional Features
- Spacious Living Accommodation throughout
- Large Dining Kitchen
- 4 Bedrooms
- Modern Bathroom
- Fully enclosed walled garden grounds
- Driveway with Large Double Garage
- Oil Central Heating and Full Double Glazing

Viewing contact Peterkins
(01466) 799352

Council Tax: E
EPC: E
Freehold

Description: Peterkins are delighted to offer for sale this substantial family house nestled on a quiet street in a well-established residential area in the heart of the village of Rhynie. This detached traditional dwellinghouse is set within easy walking distance from the village primary school, play park, shop and The Parish Church. The spacious accommodation is set over 2 floors with the ground floor comprising a bright and airy Lounge, Sitting Room, Study/Office, large Dining Kitchen, Sun Room, Utility Room and WC. There are 4 Bedrooms and a modern Bathroom located on the first floor. The Old Manse has retained a lot of its original features such as high skirting boards, ceiling rose, coving, high ceilings and wooden banister. The front and rear gardens are mainly laid to lawn with bushes shrubs, plants and flowers. There is a kennel and a large driveway to accommodate a number of vehicles. The very large stone-built detached 1.5 story garage has power, light and an inspection pit and would lend itself to a number of uses. Early viewing is highly recommended to truly appreciate all that this substantial property has to offer.

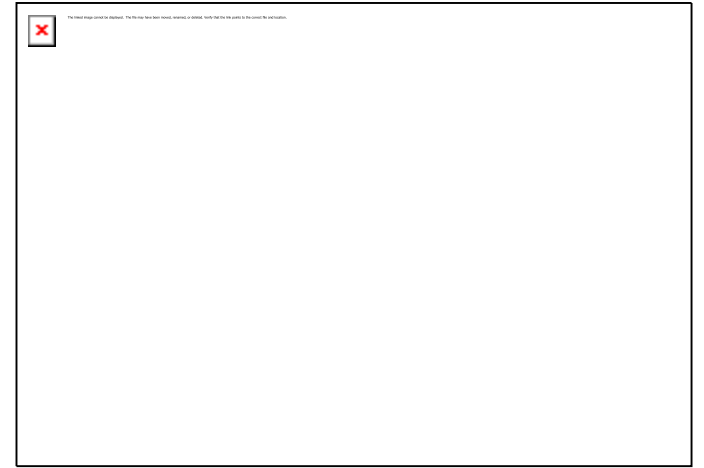
Location: Rhynie is approximately 9 miles from the town of Huntly. The village has a shop, a primary school and a Parish Church. There is also a GP surgery and with an attached dispensing chemist. Further shops and amenities can be found in Huntly or Inch. The property is located within 15 minutes' drive from Inch train station. Huntly has a population of just over 4,500 situated on the main road and rail route between "The Granite City" of Aberdeen and Inverness. Huntly is well known for the beautiful Huntly Castle overlooking the Gordon Schools. There are a variety of leisure amenities as well as shopping facilities (including two supermarkets). The town also has a Health Centre and hospital. Primary Education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

Directions: From Huntly travel on the A97 towards Rhynie. On reaching Rhynie travel along Main Street until you reach the Square, taking the second road on the right onto 'The Muirs'. Travel along this road and the property is located on the corner on the left hand side, across the road from the church, clearly indicated by Peterkins For-Sale sign.

Entrance: 7' 7" x 5' 3" (2.30m x 1.60m)

Solid wooden front door with fan light above opens to the vestibule. Parquet flooring, picture and dado rails, coving, ceiling light fitment, floor cupboard houses the electric meter, opaque rose panelled door leads to the hallway.

Hallway: Provides access to the Lounge, Sitting Room and to the stairs to upper floor. Telephone point, dado rail, ceiling light fitment, smoke alarm, carpet, radiator.



Lounge: 19' 9" x 14' 8" (6.02m x 4.46m)

Spacious room with dual aspect windows providing lots of natural light, gas fire with decorative tiled surround and hearth and wooden mantel piece, TV point, hatch leading to storage under stairs, ceiling and wall light fittings, carpet, radiators.

Sitting Room: 14' 1" x 11' 7" (4.28m x 3.53m)

Good-sized room with large window to front overlooking the garden, alcove with storage cupboard below, dado rail with textured wallpaper above, coving, ceiling light fitment, radiators, accessed from the hallway and Study.

Study/Office: 13' 0" x 7' 10" (3.96m x 2.39m)

Located to the rear of the property accessed from the Sitting Room and Dining Kitchen. Integral large window to the Sun Room, telephone point, carpet, ceiling light, radiator.

Dining Kitchen: 27' 3" x 12' 6" (8.30m x 3.81m)

This generously sized Dining Kitchen benefits from ample wall and base units made out of solid oak from the Letheny Mill Cabinmaker, Iroko worktops and upstand, sink drainer and tiled splashback, AGA with built in oil boiler, space for fridge/freezer, integrated dishwasher, space for large kitchen table, beams, downlights, windows 3 directions, wooden flooring, loft hatch with Ramsay ladder leads to a partially floored loft with power and light. The Dining Kitchen is access from the Sun Room, Study/Office and from the Utility Room.

Utility Room: 5' 6" x 4' 2" (1.69m x 1.26m)

Accessed from the Dining Kitchen and downstairs WC, Velux window, wall mounted corner shelves, space for washing machine and tumble dryer, wooden flooring, ceiling light fitment.

WC: 4' 9" x 4' 0" (1.44m x 1.21m)

2-piece suite comprising WC and hand wash basin with decorative tiled splashback, soap holder, large frosted window to front, tiled flooring, ceiling light fitment, radiator.

Sun Room: 12' 7" x 12' 6" (3.84m x 3.81m)

Bright and airy room with windows 3 directions overlooking the rear garden, integral window to the Study/Office, TV point, built in bench, tiled flooring, power and light, radiator, door to the garden, access to the Dining Kitchen.

Stairs to upper floor: Carpeted staircase with original wooden banister lead to the first floor landing which gives access to Bedroom 1, Bedroom 2, Bathroom, Bedroom 3, and Bedroom 4. Large window to rear with deep window sill, ceiling light fitment, dado rail with textured wallpaper above, carpet, ceiling light fitment, loft hatch, fuse box located above doorframe to Bedroom 1.

Bedroom 1: 13' 5" x 13' 4" (4.09m x 4.06m)

Master bedroom with window to front overlooking the church tower, TV and telephone point, partly coombed ceiling, carpet, ceiling light fitment, radiator.

Bedroom 2: 13' 4" x 8' 0" (4.06m x 2.45m)

A well portioned single bedroom with window to front overlooking the front garden and church tower, partly coombed ceiling, carpet, ceiling light fitment, radiator.

Bathroom: 10' 3" x 7' 2" (3.13m x 2.19m)

Modern 4-piece suite fitted 2024 which comprises a large shower cubical with dual shower head (waterfall and hand held shower head), bath with built in shelf above, WC with built in storage on each side and a hand wash basin with built in storage below and mirrored vanity unit above, wet walls, heated towel rail, extractor fan, window to front, downlights, vinyl flooring.

Bedroom 3: 11' 8" x 8' 0" (3.55m x 2.44m)

Good-sized double Bedroom with window to rear, partly coombed ceiling, carpet, ceiling light fitment, radiator.

Bedroom 4: 10' 10" x 8' 0" (3.30m x 2.44m)

A further good sized single bedroom with window to rear, fitted wardrobe with clothes rails and shelves provides ample storage, carpet, ceiling light fitment, partly coombed ceiling, radiator.



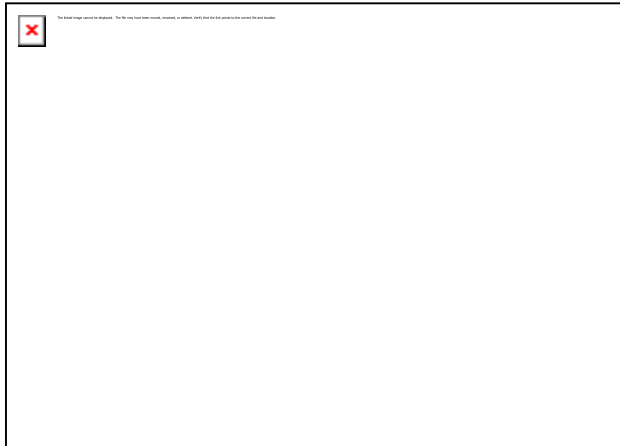




Outside: The property benefits from a large front, side and rear garden. The front garden overlooks the beautiful Parish Church and is mainly laid to lawn with small trees, bushes, shrubs, plants and flowers. There is a path leading from the solid iron gate to the front door. The side garden is laid in bricks and provides the property with ample off-street parking for a number of vehicles. The rear garden is laid to lawn with mature trees, bushes, shrubs and plants with a lock block path with flower verge leading to the Sun Room. The large garden is fully enclosed making it ideal for children and pets, with the added benefit of a dog kennel to the rear.

A standout feature of this property is the substantial detached garage, measuring approximately 9.18m x 5.97m. This impressive 1.5-storey building is of traditional stone construction with a slate roof and opens onto the brick-paved driveway, with large gates providing direct access to Moss Road. The garage benefits from two sliding double doors, a separate access door, a window, and is fully equipped with power, lighting, and water supply. A timber-covered inspection pit further enhances its practicality. In addition, two mezzanine levels with Velux windows provide valuable extra space and versatility, with one level accessed via a fixed wooden ladder, significantly extending the potential uses of this impressive outbuilding.

General: All white goods, blinds and curtains are included in the sale.



Do you want the best mortgage for you?

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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